

1 BILL NO. R-84-07-28

2 DECLARATORY RESOLUTION NO. R-95-84

3 A DECLARATORY RESOLUTION confirming  
4 the designation of an "Economic Re-  
vitalization Area" under I.C. 6-1.1-  
5 12.1.

6 WHEREAS, Common Council has previously designated by  
7 Declaratory Resolution the following described property as an  
8 "Economic Revitalization Area" under Division 6, Article II,  
9 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,  
10 of 1974, as amended and I.C. 6-1.1-12.1., to-wit:

11 Part of the Northwest Quarter of  
12 Section 26, Township 31 North,  
13 Range 12 East, in Allen County,  
Indiana, more particularly described  
as follows, to-wit:

14 Commencing at the center of said  
15 Section 26; thence North on the  
16 East line of the Northwest Quarter,  
840.6 feet; thence West parallel  
17 with the South line of the said  
Northwest Quarter 567.05 feet for  
point of beginning, being the  
18 Southeast corner of the tract herein  
described; thence North 115.77 feet;  
19 thence West parallel with the South  
line of the said Northwest Quarter,  
20 to the center line of Wells Street  
as now established; thence South on  
21 the center line of Wells Street 115  
feet, thence East 343.6 feet, to the  
22 place of beginning;

23 said property more commonly known as North Wells Street, Fort  
24 Wayne, Indiana;

25 WHEREAS, recommendations have been received from the  
26 Committee on Finance and the Department of Economic Development  
27 concerning said Resolution;

28 WHEREAS, notice of the adoption and substance of said  
29 Resolution has been published in accordance with I.C. 5-3-2 and  
30 a public hearing has been conducted on said Resolution;

31 WHEREAS, if said Resolution involves an area that has  
32 already been designated an allocation area under I.C. 36-7-14-39,



1 Page Two

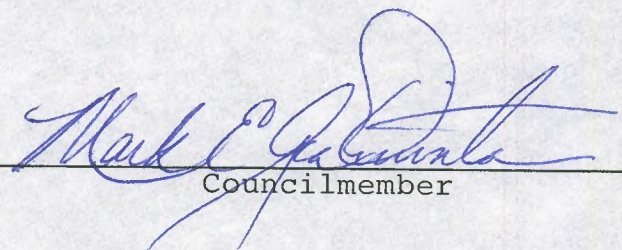
2  
3 the Fort Wayne Redevelopment Commission has adopted a Resolution  
4 approving the designation.

5 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF  
6 THE CITY OF FORT WAYNE, INDIANA:

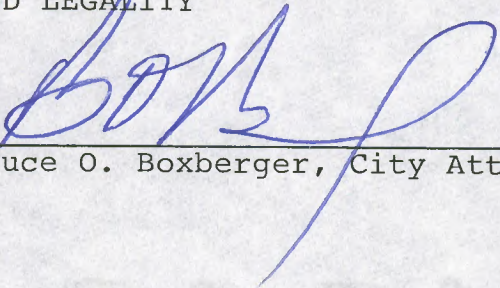
7 SECTION 1. That, the Resolution previously designating  
8 the above described property an "Economic Revitalization Area" is  
9 confirmed in all respects.

10 SECTION 2. That, the above described property is here-  
11 by declared an "Economic Revitalization Area" pursuant to I.C. 6-  
12 1.1-12.1, said designation to begin on the effective date of this  
13 Resolution and continue for one (1) year. Said designation shall  
14 terminate at the end of that one (1) year period.

15 SECTION 3. That this Resolution shall be in full force  
16 and effect from and after its passage and any and all necessary  
17 approval by the Mayor.

18  
19   
20 Councilmember

21 APPROVED AS TO FORM  
22 AND LEGALITY

23   
24 Bruce O. Boxberger, City Attorney  
25  
26  
27  
28  
29  
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32

26 Fox River Bond  
28 25% COTTON



Read the first time in full and on motion by Dia Quinta, seconded by Stier, and duly adopted, read the second time by title and referred to the Committee Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on Tuesday, the 14th day of August, 19 84, at 7:30 o'clock P.M., E.S.

DATE: 07-24-84 Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Dia Quinta, seconded by Stier, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>BRADBURY</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>BURNS</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>EISBART</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>GiaQUINTA</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>HENRY</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>REDD</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>SCHMIDT</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>STIER</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>TALARICO</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>

DATE: 8-14-84 Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (~~GENERAL~~) (~~SPECIAL~~) (~~ZONING MAP~~) ORDINANCE (RESOLUTION) NO. D-95-84 on the 14th day of August, 19 84,

ATTEST: (SEAL)  
Sandra E. Kennedy Ray A. E. Boock  
SANDRA E. KENNEDY, CITY CLERK PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 15th day of August, 19 84, at the hour of 11:30 o'clock A.M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 15th day of August, 19 84, at the hour of 3:00 o'clock P.M., E.S.T.

Win Moses, Jr.  
WIN MOSES, JR., MAYOR





APPLICATION FOR DESIGNATION  
AS AN ECONOMIC REVITALIZATION AREA  
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Miles Distributors, Inc.
2. Owner(s) Michael S. Miles and James Francis
3. Address of Owner(s) Michael S Miles Miles Distributors, Inc.  
2525 N. Foundation Dr.  
South Bend, Ind 46628
4. Telephone Number of Owner(s) (219) 234-4051
5. Relationship of Applicant to Owner(s) if any Michael S. Miles-President,  
Miles Distributors(Leasee)
6. Address of Applicant 2525 N. Foundation Dr.  
South Bend, Ind 46628
7. Telephone number of Applicant (219) 234-4051
8. Address of Property Seeking Designation No. Wells St.
9. Legal Description of Property Proposed for Designation (may be attached) Find Attached
10. Townwhip Washington
11. Taxing District Ft. Wayne Washington



12. Current Zoning Commercial
13. Variance Granted (if any) None
14. Current Use of Property
- a. How is property presently used? Vacant
- b. What Structure(s) (if any) are on the property? Old Block Building- 24' X 40'
- b. What is the condition of this structure/these structures? Old and Delapidated
15. Current Assessed Value of Real Estate
- a. Land \$8,400.00
- b. Improvements \$1,600.00
16. Amount of Total Property Taxes Owed During the Immediate Past Year \$745.72
17. Description of Proposed Improvements to the Real Estate Build 60' X 140' Steel and Masonry Building with Tile Front and attractive landscaping. Parking Front and Sides. Ceramic Tile Showroom and Warehouse.
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin? July-August, 1984
- b. When is completion expected? October-November, 1984
19. Cost of Project (not including land costs) \$160-170,000



20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at of in connection with the project after it is completed? 6

lation of this new manufacturing equipment? \_\_\_\_\_

b. What is the nature of those jobs? 1 - Management, 2- Sales

1 - Clerical, 2- Warehouse

c. Anticipated time frame for reaching employment level stated above?

4 Right Away, 2 Within One Year

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) None

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? \_\_\_\_\_

Stagnated growth and developement along this section of Wells St.

Poor condition of this site and adjacent properties.



23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? INCREASE EMPLOYMENT  
Increase employment

Add to the City tax base. Convert vacant, unused land into an attractive, viable business structure.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. None.

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?        YES        X        NO

26. Financing on Project

What is the status of financing connected with this project?

Michael S. Miles - \$100,000 Personal Investment - Some from Local Banks.

James Francis- \$100,000 Personal Investment- Land and \$70,000.



I hereby certify that the information and representation on this Application are true and complete.

Michael B. Mills

Signature(s) of Owners

June 18, 1984

Date

James Francis

June 18, 1984

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Date of Building Permit:

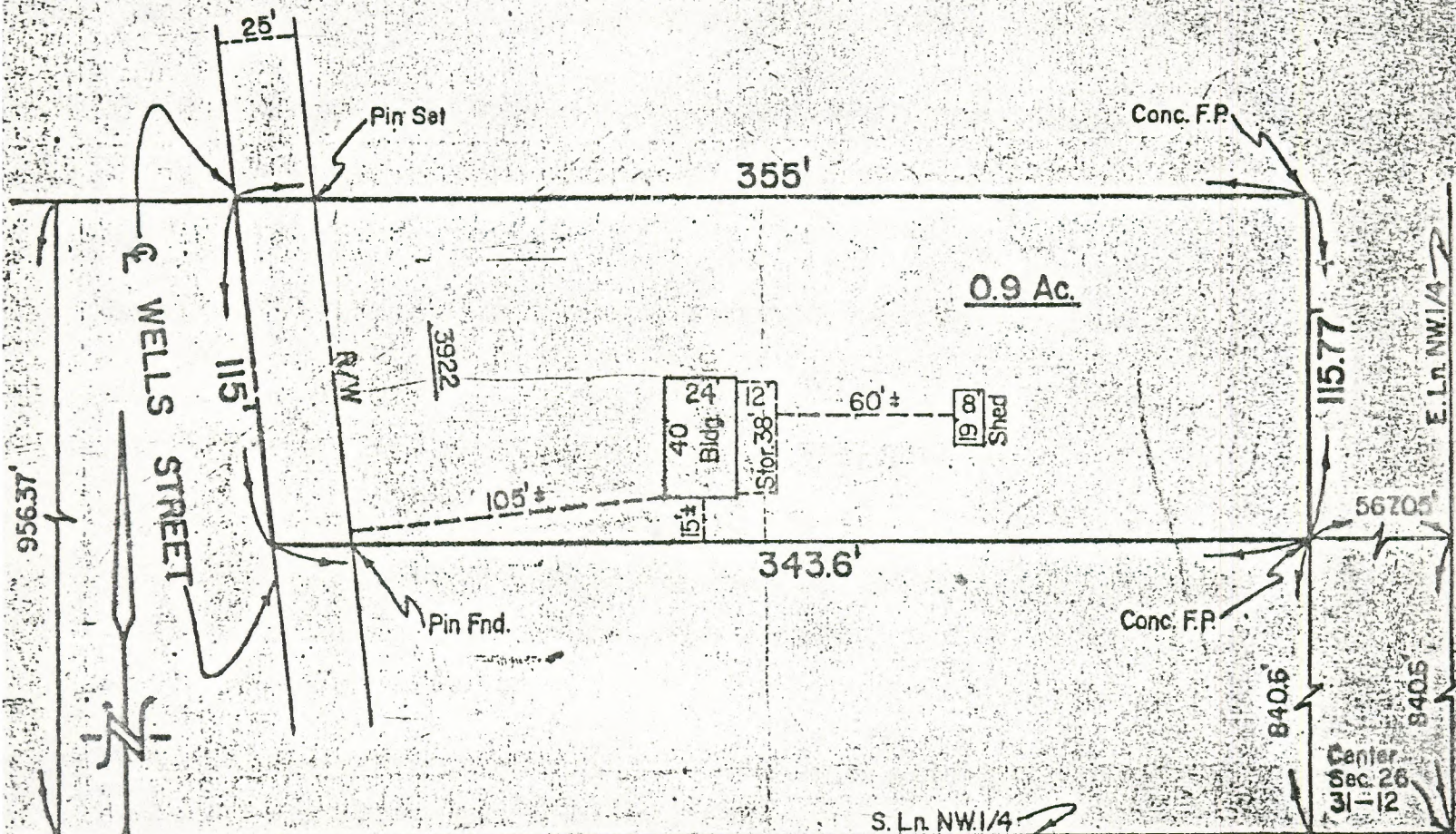
Approved or Denied? Date:

Allocation Area:



Legal description of real estate: Part of the Northwest Quarter of Section 26, Township 31 North, Range 12 E in Allen County, Indiana, more particularly described as follows, to-wit:

Commencing at the center of said Section 26; thence North on the East line of the Northwest Quarter, 840.6 feet; thence West parallel with the South line of the said Northwest Quarter 567.05 feet for point of beginning, being the Southeast corner of the tract herein described; thence North 115.77 feet; thence West parallel with the South line of the said Northwest Quarter, to the center line of Wells Street as now established; thence South on the center line of Wells Street 115 feet, thence East 343.6 feet, to the place of beginning.



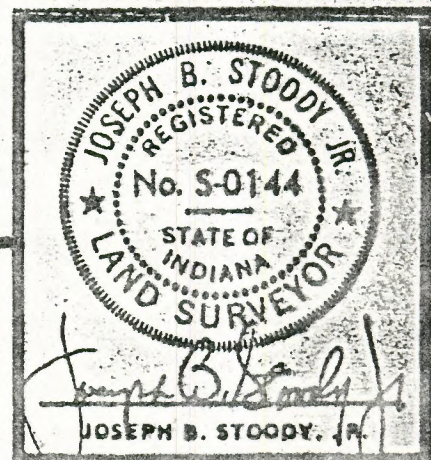
Subject real estate does not lie in a flood hazard area as defined by the Dept. of HUD, FIA Flood Hazard Boundary Maps.

FOR: FRANCES

Scale: 1" = 60'

JOB NO. 6892

DATE March 14, 1984





BILL NO. R-84-07-28

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS REFERRED AN  
~~ORDINANCE~~ A DECLARATORY RESOLUTION confirming the designation  
of an "Economic Revitalization Area" under I.C. 6-1.1-12.1  
(North Wells Street - Miles Distributors, Inc.)

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT  
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE Do PASS.

MARK E. GIAQUINTA, CHAIRMAN

*Mark E. GiaQuinta*

JAMES S. STIER, VICE CHAIRMAN

*James S. Stier*

JANET G. BRADBURY

THOMAS C. HENRY

*Thomas C. Henry*

DONALD J. SCHMIDT

*Donald J. Schmidt*



Admn. Appr. \_\_\_\_\_

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution Q-84-07-28

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the designation of an "Economic Revitalization Area" under I.C. 6-1.1-12.1.

(North Wells Street - Miles Distributors, Inc.)

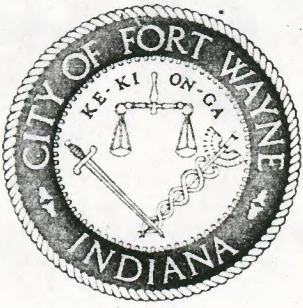
EFFECT OF PASSAGE Unused land, with a presently old and dilapidated building, will be turned into a viable business structure, adding new jobs for the community and add to the City tax base.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$160,000 - \$170,000

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_





# The City of Fort Wayne

July 26, 1984

Ms. Trudy Sterling  
Fort Wayne Newspapers, Inc.  
600 West Main Street  
Fort Wayne, IN 46802

Dear Ms. Sterling:

Please give the attached full coverage on the date of July 30, 1984, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council  
of Fort Wayne, IN

Resolution No. R-84-07-25 & R-84-07-26

Resolution No. R-84-07-27 & R-84-07-28

Resolution No. R-84-07-29 & R-84-07-30

Resolution No. R-84-07-31 & R-84-07-32

Please send us 5 copies of the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy  
City Clerk

SEK/ne  
ENCL: 4



NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL

(RESOLUTIONS NO. P-84-07-27 AND R-84-07-28 )

Notice is hereby given that the Common Council of the City  
of Fort Wayne, Indiana, approved a Resolution on July 24, 1984,  
date  
designating property at North Wells Street - Miles Distributors,  
Inc.

an Economic Revitalization Area. A description of the affected area  
can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether  
the above described resolution should be confirmed, modified and  
confirmed or rescinded on Tuesday, August 14, 1984, at 7:30 P.M.,  
date, time & place  
Room 128 Common Council Conference Room, One Main Street,  
City-County Bldg., Fort Wayne, IN

If confirmed, said designation shall continue for one (1) year after  
confirmation.

All interested persons are invited to attend and be heard  
at the public hearing.

*Sandra E. Kennedy*

Sandra E. Kennedy  
City Clerk



Fort Wayne Common Council  
(Governmental Unit)  
Allen  
County, IN

To JOURNAL-GAZETTE Dr.  
P.O. BOX 100  
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines		.....
Head	number of lines	5
Body	number of lines	17
Tail	number of lines	2
Total number of lines in notice		24

COMPUTATION OF CHARGES

24	lines,	1	column wide equals	24	equivalent lines at	.300¢	\$ 7.20
cents per line							
Additional charge for notices containing rule or tabular work (50 per cent of above amount)							
Charge for extra proofs of publication (50 cents for each proof in excess of two)					3 extra		1.50
TOTAL AMOUNT OF CLAIM							\$ 8.70

DATA FOR COMPUTING COST

Width of single column 12.5 picas	Size of type	6	point
Number of insertions	1	Size of quad upon which type is cast	6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Drusilla Roose  
Date July 30, 19 84 Title CLERK

FORM #904

PUBLISHER'S AFFIDAVIT

State of Indiana  
ALLEN County SS:  
Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK of the JOURNAL-GAZETTE a DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time the dates of publication being as follows: 7/30/84  
Subscribed and sworn to me before this 30th day of July 19 84  
Notary Public  
My commission expires November 29, 1985

NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL  
(RESOLUTIONS NO. R-84-07-27  
AND R-84-07-28)  
Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on July 24, 1984, designating property at North Wells Street - Miles Distributors, Inc. an Economic Revitalization Area. A description of the effected area can be inspected in the County Assessor's Office.  
Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, August 14, 1984, at 7:30 P.M., Room 128  
Common Council Conference Room, One Main Street, City-Council Bldg., Fort Wayne, IN.  
If confirmed, said designation shall continue for one (1) year after confirmation.  
All interested persons are invited to attend and be heard at the public hearing.  
Sandre Kennedy  
City Clerk  
7/30



Fort Wayne Common Council  
(Governmental Unit)  
Allen County, IN

To NEW-SENTINEL Dr.  
P.O. BOX 100  
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines  
Head number of lines 5  
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24 lines, 1 columns wide equals 24 equivalent lines at .300¢ \$ 7.20  
Additional charge for notices containing rule or tabular work (50 per cent of above amount)  
Charge for extra proofs of publication (50 cents for each proof in excess of two) 3 extra 1.50  
TOTAL AMOUNT OF CLAIM \$ 8.70

DATA FOR COMPUTING COST

Width of single column 12.5 picas Size of type 6 point  
Number of insertions 1 Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

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Drusilla Rose  
Title CLERK

Date July 30, 19 84

FORM #903

PUBLISHER'S AFFIDAVIT

State of Indiana  
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Rose who, being duly sworn, says that he/she is CLERK of the NEWS-SENTINEL a DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time, the dates of publication being as follows: 7/30/84

Subscribed and sworn to me before this 30th day of July 19 84  
Notary Public  
My commission expires November 29, 1985

NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL  
(RESOLUTIONS NO. R-84-07-27  
AND R-84-07-28)  
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Sandra Kennedy  
City Clerk  
7/30